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BENEWAH COUNTY  
JANEEN LEWAN, CLERK  
307160  
PIONEER LENDER TRUSTEE SERVICES  
FEES:\$ 13.00

RECORDING REQUESTED BY

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WHEN RECORDED MAIL TO

**Pioneer Lender Trustee Services**  
8151 W. Rifleman Street  
Boise, ID 83704

Trustee's Sale No: PLTS104375

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## NOTICE OF DEFAULT

**NOTICE IS HEREBY GIVEN** that Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, is the current Trustee under the Deed of or Transfer in Trust executed by Bruce P Moushey and Debra J Moushey, husband and wife, as Grantor, to Flying S Title and Escrow of Idaho, inc, as Trustee, in favor of Freedom Northwest Credit Union, as Beneficiary, dated 1/17/2024, recorded 1/23/2024, under Instrument No. 300832, records of Benewah County, ID, the beneficial interest in which is presently held by Freedom Northwest Credit Union Said Deed of Trust covers real property situated in said County, described as follows:

The East half of the Southeast Quarter of the Northeast Quarter of Section 34, Township 44 North, Range 3 West of the Boise Meridian, Benewah County, Idaho

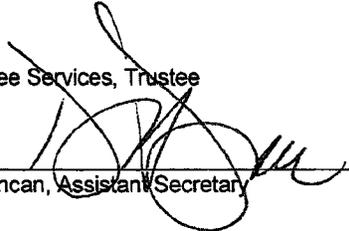
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 1/17/2024, THE MONTHLY PAYMENT WHICH BECAME DUE ON 1/9/2026 AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.

All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$162,484.83, together with interest thereon at 8.5% per annum from 8/14/2025, until paid.

The Beneficiary elects to sell or cause the trust property to be sold to satisfy said obligation.

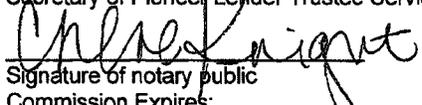
DATED: 2/19/2026

Pioneer Lender Trustee Services, Trustee

By   
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 2-19-2026 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

  
Signature of notary public  
Commission Expires:

**CHLOE KNIGHT**  
Residing in: Nampa, ID  
Commission Expires: 02/21/2031

